

GOVERNMENT OF ANDHRA PRADESH

**ABSTRACT**

Visakhapatnam Urban Development Authority, Visakhapatnam – Change of land use from Residential use to Commercial use in T.S.Nos.74, 77/A and 77/C, Block No.9 of Waltair Ward, Door No.10-51-16, Division No.24, Ward No.18, Visakhapatnam to an extent of 1343 square yards – Draft variation – Confirmed - Orders – Issued.

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H2) DEPARTMENT

**G.O.Ms.No. 808**

**Dated the 24<sup>th</sup> November, 2008.**

Read the following:-

- 1) G.O.Ms.No.345, M.A. & U.D. (H2) Dept., dated 30.6.2006.
- 2) From the Vice Chairman, V.U.D.A. Letter Rc.No.LT 126/2008/L4, dated 19.3.2008 and 31.3.2008.
- 3) Government Memo No.6063/H2/2008-1, Municipal Administration and Urban Development Department, dated 15.10.2008.

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**ORDER:**

The draft variation to the land use envisaged in the Revised Master Plan for Visakhapatnam Metropolitan Region-2021 issued in Government Memo 3<sup>rd</sup> read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.592, Part-I, dt.18-10-2008. No objections and suggestions have been received from the public within the stipulated period. It is reported by the Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam that the applicant has paid an amount of Rs.1,47,360/- towards processing, conversion and notification charges to Visakhapatnam Urban Development Authority. Hence, the draft variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**Dr.C.V.S.K.SARMA,  
PRINCIPAL SECRETARY TO GOVERNMENT.**

To  
The Commissioner of Printing, Hyderabad.  
The Vice Chairman, Visakhapatnam Urban Development Authority,  
Visakhapatnam.

Copy to:

The applicant through the Vice Chairman, Visakhapatnam Development  
Authority, Visakhapatnam.  
The Special Officer and Competent Authority, Urban Land Ceiling,  
Visakhapatnam.  
The District Collector, Visakhapatnam District, Visakhapatnam.  
The Private Secretary to M(MA&UD),  
SF/SC.

//FORWARDED::BY ORDER//

SECTION OFFICER

**APPENDIX  
NOTIFICATION**

In exercise of the powers conferred by sub-section (2) of Section 12 of Andhra Pradesh Urban (Development) Areas Act, 1975 (Act-I of 1975) read with Rule 13-A of Urban Development Authority (Visakhapatnam) Rules, 1977, the Government hereby makes the following variation to the land use envisaged in the Revised Master Plan for Visakhapatnam Metropolitan Region-2021, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No. 592, Part-I, dt.18-10-2008 as required by sub-section (3) of the said section.

...2.

### **VARIATION**

The site falling in T.S.Nos. T.S.Nos.74, 77/A and 77/C, Block No.9 of Waltair Ward, Door No.10-51-16, Division No.24, Ward No.18, Visakhapatnam to an extent of 1343 square yards, the boundaries of which are given in the schedule below, which was presently earmarked for Residential land use in the Revised Master Plan for Visakhapatnam Metropolitan Region-2021 sanctioned in G.O.Ms.No.345, M.A. & U.D. (H2) Department, dt.30-6-2006, is designated for Commercial use which was shown in the Map No.05/2008, which is available in the Office of the Visakhapatnam Urban Development Authority, Visakhapatnam subject to the following conditions:-

- 1) The title and Urban Land Ceiling/Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities/Municipal Corporations/ Municipalities before issue of building permission/development permission and it must be ensured that the best financial interests of the Government are preserved.
- 2) The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P.Agriculture Ceiling Act.
- 3) The owners/applicants are solely responsible for any misrepresentation with regard to ownership/title, Urban Land Ceiling Clearances etc. The owners/applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
- 4) The applicant has to leave the road widening area of 35 square yards on free of cost for the purpose of future road widening.
- 5) The change of land use shall not be used as the proof of any title of the land.
- 6) The change of land use shall be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
- 7) After approval of the change of land use the applicants have to apply to GHMC/VUDA for necessary development permission duly paying the charges/fees to the GHMC/VUDA.
- 8) Any other conditions as may be imposed by the Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

### **SCHEDULE OF BOUNDARIES:**

North	: 23.33 meters – 100 feet wide road
East	: 36.18 meters – 40 feet wide road
South	: 26.20 meters – Property belongs to Sri Vijata Gopala Naidu
West	: 35.99 meters – Property belongs to Sri Gode Chittijanakiamma

**Dr.C.V.S.K.SARMA,**  
**PRINCIPAL SECRETARY TO GOVERNMENT.**

SECTION OFFICER